

Magnificent 5 bedroom Maison de Maître with 2 apartments and 2 hectares of land on the edge of the river Isle



INFORMATION

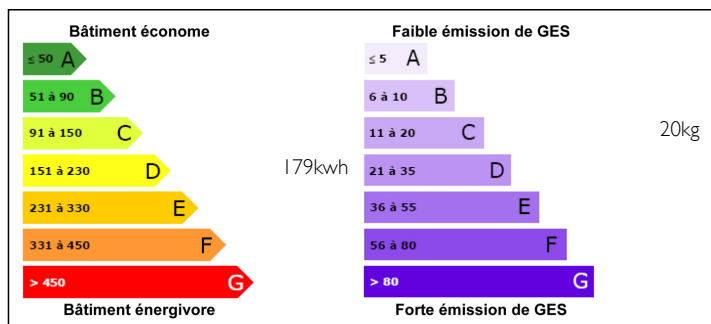
Town:	Moulin-Neuf
Department:	Dordogne
Bed:	5
Bath:	5
Floor:	580 m2
Plot Size:	16760 m2

IN BRIEF

Superb stone built 19th century 5 bedroom mansion renovated to a very high standard with new slate roof, modern electrics, reverse-cycle air conditioning as well as gas central heating and a wood burning stove in the living room. The rooms are bright with high ceilings and beautiful wooden or tiled floors. This is the perfect property for a large family, which could equally be turned into a guest house. The property is set in its own 1.7 hectare park with a 12 x 6 m heated saltwater swimming pool. The manor house overlooks it's own private 3,000 m² island on the river Isle.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 2500 EUR

NOTES

DESCRIPTION

The ground floor consists of a large hallway which leads to a veranda overlooking the river Isle and it's own private island. There is a beautiful, spacious living room and fully equipped kitchen with a large dining area. Leading on from the kitchen is a large cellar, perfect for storing wine and conserves. There is also a large bedroom, bathroom and office plus a laundry room.

A staircase in the living room leads up to the first floor where you will find four large bedrooms, a dressing room and two large bathrooms.

Access to one of the beautifully designed 65 m² one bedroom apartments is either from the kitchen or from the courtyard. This first apartment consists of a large living room with library, an equally large bedroom and a bathroom with bath, shower and toilet.

The second apartment, also 65 m² is accessed directly from the courtyard providing guests with complete independence. It contains a bedroom, shower room and partially equipped kitchen.

There is also a workshop, a garage and a car port all accessed directly from the courtyard.

The property is situated in Moulin-Neuf a small town in the Dordogne department and the Nouvelle-Aquitaine region and is 1 hour from Bordeaux, Périgueux and Bergerac.

The closest train station is in St Seurin, only 4 km away, providing direct access to Bordeaux and Périgueux. There you will also find a bustling Sunday morning market, bars, restaurants, post office, infant and primary schools and supermarkets. Montpon-Menesterol, at...